

Department of Community Planning and Economic Development (CPED)
Certificate of Appropriateness
BZH-27715

Date: June 4, 2013

Proposal: New ground floor windows and a door on the front of the building, new awnings and signage on the front of the building and a new covered deck and trellis on the back of the building.

Applicant: Paul Nolan with RJ Marco Construction Inc., 651-484-5635

Address of Property: 307 Washington Avenue North

CPED Staff: Hilary Dvorak, Principal City Planner, 612-673-2639

Date Application Deemed Complete: April 22, 2013

Public Hearing: June 4, 2013

Appeal Period Expiration: June 14, 2013

Ward: 7

Neighborhood Organization: North Loop Neighborhood Association

Concurrent Review: The proposed projecting sign on the front of the building would require a conditional use permit as it is considered a dynamic sign. The roof sign on the back of the building is prohibited by the zoning code. There is no application that would allow the applicant to install the sign on the roof.

CLASSIFICATION	
Local Historic District	Minneapolis Warehouse Historic District (contributing resource)
Period of Significance	1865-1930
Criteria of Significance	Events, Architecture, Architect
Date of local designation	1978
Date of National Register listing	1989
Applicable Design Guidelines	<i>Minneapolis Warehouse Historic District Design Guidelines</i> <i>The Secretary of the Interior's Standards for Treatment of Historic Properties</i> <i>Design Guidelines for On-Premise Signs and Awnings</i>

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PROPERTY INFORMATION	
Current name	Déjà Vu
Historic Name	Warehouse Building
Current Address	307 Washington Avenue North
Historic Address	307 Washington Avenue North
Original Construction Date	1903
Original Architect	Bertrand & Chamberlin
Original Builder	Pike & Cook
Historic Use	Warehouse
Current Use	Nightclub
Proposed Use	Nightclub and restaurant

BACKGROUND: The subject property is a three-story Neo-Classical Revival warehouse building located along Washington Avenue North between 3rd and 4th Avenues North. The building was designed by Bertrand & Chamberlin and was constructed in 1903. The front façade of the building is divided into three bays by tall pilaster columns and a formal cornice with circular medallions caps the building. In 1966 the first floor windows were replaced with glass block windows and the window dimensions were altered. At the same time the area between the pilasters on the second and third floors were covered with metal panels. Although the building has been significantly altered the fenestration patterns on the front of the structure are still evident. In 1989 the sides of the building were covered in stucco. There is a loading dock on the back of the building that has been modified. Evidence of former steps have been filled in, a new roof has been added overhead and the sides have been enclosed with a wooden fence.

The back portion of the property is used as a surface parking lot. The parking lot abuts Traffic Street which leads from the former rail yards to the west to 3rd Avenue North. The original rail yards crossed Washington Avenue North, Third, Fourth, and Fifth Streets North at-grade. This made reliable access to the land to the west of the rail yards very difficult. The 1890 settlement of a lawsuit between the City of Minneapolis, the Great Northern Railroad and the Minneapolis & St. Louis Railroad led to the creation of the landscape of this area by lowering the grade for the Great Northern and Minneapolis & St. Louis rail yards. The rail yards were separated from the rail corridor by an additional grade change supported by a stone retaining wall. The lowering of the grade necessitated additional access to the rail yards and resulted in the formation of Traffic Street.

SUMMARY OF APPLICANT’S PROPOSAL:

The applicant is proposing to make modifications to the existing building located at 307 Washington Avenue North to allow a new restaurant to occupy a portion of the ground floor. The restaurant will occupy the eastern two-thirds of the ground floor. The western one-third of the ground floor will remain occupied by Déjà Vu. The applicant is proposing to install new ground floor windows and a door on the front of the building. The proposed ground floor windows would replace existing non-historic glass block windows that were installed in 1966. The window openings will be restored to their original dimensions. The applicant is proposing to install aluminum-frame windows. The windows will be vertical sliders with fixed transom windows above. The existing metal front door will be replaced with a new a solid wood door with a three-over-five window in it.

The applicant is also proposing to replace an existing vinyl awning that spans across the entire front of the building with new canvas awnings in each of the window bays. The middle awning would identify the name of the restaurant “The Office” and the other two would say “Pub & Grill” on them. The applicant is also proposing to install a projecting sign on the front of the building. The sign would measure approximately 12 square feet in area and would project four feet from the building wall. The overall height of the sign would be 19 feet above grade. The sign would identify the name of the restaurant. It would be an internally illuminated sign with chasing lights around the perimeter of the sign face.

The applicant is also proposing to construct a new covered deck on the back of the building. The eastern portion of the deck would be used for outdoor dining associated with the proposed restaurant and the western portion of the deck would be used as a smoking lounge for Déjà Vu. The deck would replace the existing loading dock which projects approximately 10.5 feet from the building. The eastern portion of the proposed deck would project approximately 37 feet from the building and would be 37 feet wide. The majority of the deck would be covered with a solid metal roof with hardi board horizontal siding on the ends. A cedar wood trellis would be constructed over the remainder of the deck. The deck surface would be constructed out of concrete with rockface and wrought iron walls. The western portion of the proposed deck would project approximately 21 feet from the building and would be 21 feet wide. The majority of the deck would be covered with a solid metal roof and the remainder of the deck would be open to the sky. The deck surface would be constructed out of concrete with cedar walls.

The applicant is proposing to attach two signs to the roof over the deck which would identify the name of the restaurant. The signs would measure approximately 12 square feet in area and the overall height of the signs would be 16.5 feet above grade. The signs would identify the name of the restaurant. They would be internally illuminated signs with static lights around the perimeter of the sign faces.

PUBLIC COMMENT:

Correspondence from the North Loop Neighborhood Association was received on April 19, 2013. The neighborhood has concerns about the proposed project; specifically regarding lighting levels, the lack of historical significance in the design and the lack of sidewalk improvements.

CERTIFICATE OF APPROPRIATENESS:

Findings as required by the Minneapolis Preservation Code:

The Minneapolis Department of Community Planning and Economic Development has analyzed the application based on the findings required by the Minneapolis Preservation Ordinance. Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings based upon, but not limited to, the following:

(1) The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.

The Minneapolis Warehouse Historic District's period of significance is from 1865-1930. The district is historically significant as an area of commercial development during the early growth of the city and the region. The Minneapolis Warehouse Historic District developed during the late nineteenth and early twentieth centuries when Minneapolis became a major distribution and jobbing center for the upper Midwest. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century.

The proposed alterations are compatible with and support the criteria of significance and period of significance for the historic district. The proposed modifications to the front of the building will not alter any of the remaining original features found on the facade. The proposed ground floor windows will replace non-historic glass block windows that were installed in 1966 and will restore the window openings to their original dimensions. This will help bring the building closer to its original appearance. The proposed deck addition will be constructed on the back of the building which is a secondary facade.

(2) The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.

The buildings in the Minneapolis Warehouse Historic District are significant for their association with commercial development and for their commercial/warehouse architecture. The subject building is a contributing resource in the historic district. The proposed alterations are compatible with and support the elements of the property that make it a contributing structure in the district.

(3) The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.

Both the City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association. With the adoption of the staff recommendation, the proposed work will not affect the building's location, design, setting, materials, workmanship, feeling, or association and will not, therefore, affect the building's integrity.

(4) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.

The Heritage Preservation Commission adopted the *Minneapolis Warehouse Historic District Design Guidelines* in 2010. The applicable design guidelines for this project are evaluated below.

Design Guidelines for Existing Buildings.

General Guidance:

Requirement:

- 2.1. Character defining features such as loading docks, water towers, fire escapes and chimneys shall be preserved.
- 2.2. Distinctive architectural features shall be preserved.
- 2.3. Existing buildings in the district are oriented to provide two kinds of access: pedestrian access from the street and sidewalk and freight access from side streets, alleys, or rail spurs. The existing orientation of each building shall be maintained and preserved.
- 2.9. Only replace features that are missing or proven beyond repair with the same kind of materials. Replacement with a substitute material will be considered if the form and design of the substitute material is proven durable and conveys the visual appearance of the original material.

Staff comment: The proposed modifications to the front of the building will not alter any of the remaining original features found on the facade. The proposed ground floor windows will replace non-historic glass block windows that were installed in 1966 and will restore the window openings to their original dimensions. This will help bring the building closer to its original appearance.

The existing loading dock on the back of the building will be removed and replaced with a new deck that will accommodate outdoor dining and a smoking lounge. The existing loading dock has been modified. Evidence of former steps have been filled in, a new roof has been added overhead and the sides have been enclosed with a wooden fence. Although the guidelines say to retain existing loading docks the grade on the loading dock is not suitable for ADA accessibility purposes and therefore needs to be removed. The applicant will design the deck so new control joints delineate the dimensions of the existing loading dock.

Façade Materials:

Requirement:

- 2.12. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances.
- 2.13. Façade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.
- 2.14. Painting of currently painted masonry façades is allowed.

Staff comment: The plans indicate that the brick on the ground floor of the building facing Washington Avenue North will be cleaned. The exact cleaning method is not called out. Staff is recommending that the cleaning technique used be in compliance with the guidelines. The upper two levels of the building and the sides and back of the building are painted pink. The applicant is not proposing to repaint these areas of the building but staff would encourage the applicant to consider removing the paint altogether or painting the building a color that is more consistent with the color palate of the district. Historically, the brick was unpainted.

Fenestration – Windows:

Requirement:

2.23. Clear transparent glass shall be used to replace missing panes or in full window replacement unless historical documentations show other treatments. Low emission coatings will be considered if they are not reflective or tinted.

2.25. New or expanded window openings on primary facades are not allowed, unless it is to restore an historical window opening and evidence is provided to support the opening.

Other Considerations:

2.27. Replacement windows will be considered if evidence is provided that significant numbers of the historical or original windows have been previously removed. A survey of the existing windows is required to document their condition and type.

2.29. When considering the replacement of historically significant windows, new windows shall be compatible in material, type, style, operation, sashes, size of lights and number of panes of the existing windows in that location.

2.31. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass.

2.32. Internal muntins, sandwiched between two layers of glass, alone are not allowed.

2.33. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.

Staff comment: The applicant is proposing to install new ground floor windows on the front of the building. The proposed ground floor windows would replace existing non-historic glass block windows that were installed in 1966. The window openings will be restored to their original dimensions. The applicant is proposing to install aluminum-frame windows. The windows will be vertical sliders with fixed transom windows above. The proposed window design is compatible with other windows in the area. Additional details about the specific window glass and finish that will be used were not provided, therefore, staff is recommending that the replacement windows conform to the guidelines.

Fenestration – Entryways:

Advisory:

2.40. If original entryways were altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

2.41. Replacement doors will be considered if evidence is provided that original doors cannot be feasibly repaired.

2.42. Replacement features of the entryway and storefront such as trim that replicate existing features will be considered.

2.43. New openings or entryways on elevations that face a public street will be considered if evidence is provided that the new opening or entryway keeps with the original fenestration pattern and no other feasible alternative exists.

Staff comment: The original entryway was modified in 1966. The walls leading to the door were angled. The angled walls will be removed and the entryway will be squared off. In addition, the existing metal front door will be replaced with a new a solid wood door with a three-over-five window in it. However, staff would recommend that a solid wood door with a single window be installed as it would be more consistent with the character of the district.

Fenestration – Storefronts & Display Areas:

Requirement:

- 2.46. Windows and doors shall not be blocked with opaque materials.
- 2.47. Original features such as the columns or piers that support the storefront framing, shall not be altered, obscured or removed.
- 2.48. Dropped ceilings in the interior of the building shall be set back at least ten (10) feet from exterior entryways or windows as to minimize visual impact from the street.

Advisory:

- 2.49. If an original storefront has been altered, the preferred treatment is to restore them to their original condition based on historic photos or other evidence.

Other Considerations:

- 2.50. When the original design is not available through historic plans or photos for the replacement of a storefront, a contemporary profile will be considered, but existing original storefronts in the district should be as a reference for materials, scale, size of members and proportion.

Staff comment: The proposed ground floor windows would replace existing non-historic glass block windows that were installed in 1966. The window openings will be restored to their original dimensions. The windows will be vertical sliders with fixed transom windows above. The proposed window design is compatible with other windows in the area. This will help bring the building closer to its original appearance. A dropped ceiling was installed on the ground floor of the building at some point in the past. The existing dropped ceiling extends up to the front wall of the building. To be in compliance with the guidelines the applicant is proposing to pull the dropped ceiling back approximately 12 feet from the interior face of the windows. The windows on the western one-third of the building will have a dark film applied to the interior of the glass. Although the guidelines say that windows should not be blocked with opaque materials staff believes that in this case it is appropriate to have a film applied to the windows given the nature of the use. If the use of the western one-third of the building were to change in the future the film could be removed.

Fenestration – Canopies & Awnings:

Requirement:

- 2.55. Existing canopies over loading docks, entrances, or other features shall be retained.

Staff comment: The applicant is proposing to replace an existing vinyl awning that spans across the entire front of the building with new fabric awnings located in each of the window bays. The existing awning is not original to the building. The applicant is also proposing to remove the existing canopy over the loading dock on the back of the building. The canopy is also not original to the building.

Loading Docks:

Requirement:

- 2.56. Loading docks and their associated canopies shall be preserved. Their location, height, width, and length shall be retained.

Advisory:

- 2.59. A poured concrete base with a poured concrete slab is appropriate repair or replacement materials for loading docks.

Staff comment: The existing loading dock on the back of the building will be removed and replaced with a new deck that will accommodate outdoor dining and a smoking lounge. Although the guidelines say to retain existing loading docks the grade on the loading dock is not suitable for ADA accessibility purposes and therefore needs to be removed. The applicant will design the deck so new control joints delineate the dimensions of the existing loading dock.

Building Additions to the Side & Rear of Existing Buildings:

Requirement:

2.72. Additions shall not be located on character defining facades of the front, rear, or sides of a property.

2.73. New additions shall be limited in the size to preserve the relationship with the existing building. The new addition shall not exceed the height, width, or depth of the existing building.

Other Considerations:

2.75. Additions to non-character defining facades will be considered on a case by case basis.

Staff comment: The applicant is proposing to construct a new covered deck on the back of the building which is a secondary facade. The eastern portion of the deck would be used for outdoor dining associated with the proposed restaurant and the western portion of the deck would be used as a smoking lounge for Déjà Vu. The deck would replace the existing loading dock which projects approximately 10.5 feet from the building. The eastern portion of the proposed deck would project approximately 37 feet from the building and would be 37 feet wide. The majority of the deck would be covered with a solid metal roof with hardi board horizontal siding on the ends. A cedar wood trellis would be constructed over the remainder of the deck. The deck surface would be constructed out of concrete with rockface and wrought iron walls. The western portion of the proposed deck would project approximately 21 feet from the building and would be 21 feet wide. The majority of the deck would be covered with a solid metal roof and the remainder of the deck would be open to the sky. The deck surface would be constructed out of concrete with cedar walls. The applicant will design the deck so new control joints delineate the dimensions of the existing loading dock.

The deck roof, as proposed, is being attached to the building in such a way that it will cover up a portion of a second-floor window. Staff is recommending that the roof be attached to the building at a height lower than the second floor window.

Accessory Structures:

Requirement:

2.76. Accessory structures including but not limited to storage buildings and dumpster enclosures shall not be visible from the public right of way and shall not obscure the building's features.

2.77. Accessory structures shall be compatible to the primary building or structure. Such compatibility shall be determined by architectural style, colors, materials and finishes.

Staff comment: It is unknown at this time where the dumpster enclosure will be located in the parking lot. It will be located towards the back of the building and will not be visible from a public right-of-way. Staff is recommending that the dumpster enclosure be compatible with the architectural style, color and material of the existing building.

Signage and marquee: In the *Minneapolis Warehouse Historic District Design Guidelines*, there are no specific guidelines that pertain to signage. The Heritage Preservation Commission adopted the

Design Guidelines for On-Premise Signs and Awnings in 2003. The applicable sign guidelines for this project are evaluated below.

1. In General:

- a. *Sign message:* All signs, except window signs, real estate signs, project information signs, auxiliary signs, temporary signs and portable signs, are limited to the name and address of the establishment.
- c. *Number of signs:* Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. Only one of the signs should be illuminated, except that banners and awning signs should never be illuminated.
- d. *Location of building signs:* Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs.
- e. *Color:* Sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.
- f. *Installation:* Sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing signboards and sign frames should be reused to limit drilling new holes into masonry. Wall signs should be attached to the building through the mortar joints. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry.
- g. *Illumination:* Signs may be illuminated externally, internally, or by neon. All illuminated building signs should connect to a permanent mounting plate located near the entrance. Electrical conduit should be installed through the permanent mounting plate.

2. Sign Types Allowed:

- b. Projecting signs.
- e. Awning signs.

3. Sign Types Not Allowed:

- b. Roof signs, unless present during the period of significance.
- c. Backlighted signs, backlighted awnings and backlighted awning signs.
- p. Flashing signs.

4. Guidelines for Specific Types of Signs:

b. *Projecting Signs:*

- i. Location. Projecting signs should be located near a building entrance and should not be higher than fourteen (14) feet. Projecting signs should not conceal architectural features or obstruct openings, and should not be suspended from the soffit.
- ii. Size. Projecting signs should be no more than twelve (12) square feet in area and should not project more than four (4) feet from the building. The thickness of a projecting sign should not exceed eight (8) inches.
- iii. Materials. Projecting signs may be constructed of wood, metal, painted fiberglass or painted plastic.
- iii. Installation. Projecting signs should always use a single permanent mounting plate.

- e. *Awnings and Awning Signs:*
- i. Location. Awnings should fit within the window or door opening.
 - ii. Number of awnings. The number of awnings may not exceed the number of window or door openings.
 - iv. Number of awning signs. Awning signs are limited to ground floor awnings. There should be no more than one sign per awning. Awning signs should be no more than six (6) square feet in area. Where there are multiple awning signs on a building, all signs should be located in the same or similar position on the awnings.
 - iv. Materials. Awnings should be constructed of coated or uncoated cloth fabric.
 - v. Installation. Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall.
 - vi. Illumination. Awnings and awning signs should not be illuminated.
 - vii. Awning shape. Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed twelve (12) inches.

In determining whether to approve a Certificate of Appropriateness for a sign proposal, special situations, including building condition, building orientation, historic precedence and exceptional design proposals, can be considered.

Projecting sign: The applicant is proposing to install a projecting sign on the front of the building. The sign would measure approximately 12 square feet in area and would project four feet from the building wall. The overall height of the sign would be 19 feet above grade. The sign would identify the name of the restaurant. It would be an internally illuminated sign with chasing lights around the perimeter of the sign face.

The projecting sign meets all of the general sign guidelines and guidelines for projecting signs except that it is higher than 14 feet and is considered a flashing sign because the lights around the perimeter of the sign would chase. If the overall height of the sign were lowered to 14 feet it would be located between the awnings and would not be visible. Staff believes that increasing the overall height of the sign to 19 feet would be appropriate given the height of the window openings. Staff does not believe that chasing lights need to be included in the design of the sign. Staff would recommend that the lights remain static.

Awning signs: The applicant is proposing to replace an existing vinyl awning that spans across the entire front of the building with new canvas awnings in each of the window bays. The middle awning would identify the name of the restaurant “The Office” and the other two would say “Pub & Grill” on them. The shape of the middle awning would be different than the other two as it would have an extended triangular shaped portion located over the entrance to the restaurant. The awnings are not proposed to be illuminated.

The awning signs meet all of the general sign guidelines and guidelines for awnings and awning signs except two of the signs do not display the name of the restaurant and the shape of the middle awning does not project downward and outward. The two outer awning signs say “Pub & Grill” on them. Although this is not the name of the restaurant they do describe what type of use is in the building. Staff believes that given the nature of the adjacent use it is appropriate to call out the type of use in addition to the name of the restaurant. Staff does not believe that the shape of the middle awning should be

different than the other two awnings. The projecting sign will be located near the entrance to the restaurant which will help highlight where it is.

Signs on the front of the building: The sign guidelines allow two signs per ground floor use and of these two signs only one of them may be illuminated. The applicant is proposing to have a total of four signs located on the front of the building; one projecting sign and three awning signs. The applicant is only proposing to illuminate the projecting sign. Staff believes that the number of signs is appropriate given the size and type of signs proposed.

Roof signs: The applicant is proposing to attach two signs to the roof over the deck on the back of the building which would identify the name of the restaurant. The signs would measure approximately 12 square feet in area and the overall height of the signs would be 16.5 feet above grade. The signs would identify the name of the restaurant. They would be internally illuminated signs with static lights around the perimeter of the sign faces.

Roof signs are not allowed and signs should only be located on the primary façade of the building adjacent to the street. For both of these reasons staff is recommending that there be no signage of any type located on the back of the building.

(5) The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

As conditioned, the project will not materially impair the significance and integrity of the historic district as evidenced by the consistency of alterations with the recommendations contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The following *Secretary of the Interior's Standards for Rehabilitation* are most applicable to the proposed project:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(6) The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.

The proposed work is consistent with the *Minneapolis Plan for Sustainable Growth*, the City's Comprehensive Plan. Comprehensive plan policy 8.1 states that the City will, "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." The proposed work allows the property to be rehabilitated while respecting its historic significance.

Implementation Step 8.1.1 of the comprehensive plan indicates that the City shall protect historic resources from modifications that are not sensitive to their historic significance. As conditioned, the project will be sensitive to its historical character.

(7) Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The project does not involve the destruction of the property.

Before approving a certificate of appropriateness, and based upon the evidence presented in each application submitted, the commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

(8) Adequate consideration of the description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.

The applicant has demonstrated adequate consideration for the statement of significance in the original nomination upon which the historic district was based, per the attached statement of findings.

(9) Where applicable, Adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.

The scope of work in this application does not require site plan review under Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530.

(10) The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.

With the adoption of the staff recommendation, the project complies with the rehabilitation guidelines of *the Secretary of the Interior's Standards for the Treatment of Historic Properties* as discussed in finding number five above.

Before approving a certificate of appropriateness that involves alterations to a property within an historic district, the commission shall make findings based upon, but not limited to, the following:

(11) The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.

The Minneapolis Warehouse Historic District is historically significant as an area of commercial development during the early growth of the city and the region. The district is also architecturally significant for its concentration of commercial buildings designed by the city's leading architects in styles that evolved from the Italianate Style of the 1860s to the curtain-wall structures of the early twentieth century. The proposed modifications to the property will not affect its historical significance or integrity.

(12) Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.

The spirit and intent of the City of Minneapolis' Heritage Preservation Regulations is to preserve historically significant buildings, structures, sites, objects, districts, and cultural landscapes of the community while permitting appropriate changes to be made to these properties. With the adoption of the staff recommendation, granting of the application will be in keeping with the intent of the ordinance and will not negatively alter the essential character of the historic district.

(13) The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

The request might set a precedent for future cases, but will not formally authorize changes to other landmarks, historic districts, or properties under interim protection.

STAFF RECOMMENDATION:

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt the findings above and approve the Certificate of Appropriateness for the property located at 307 Washington Avenue North, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approval is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than June 4, 2015.
2. By ordinance, all approvals granted in this Certificate of Appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

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3. Department of Community Planning and Economic Development staff shall review and approve the final plans and elevations prior to building permit issuance.
4. Abrasive cleaning techniques, such as sandblasting, soda blasting, or high-pressure water wash shall not be used under any circumstances. Facade cleaning methods that are considered to be gentle, non-abrasive methods such as a low pressure (100 psi or less) water wash shall be used.
5. The applicant is encouraged to remove the paint altogether or paint the building a color that is more consistent with the color palate of the district. If it is decided to paint the building the color shall be approved by Department of Community Planning and Economic Development staff.
6. Glazing for the replacement windows shall be clear and transparent. Low emission coatings will be considered if they are not reflective or tinted.
7. Where true divisions are not possible, applied muntins, with an interstitial spacer will be considered. Applied muntins shall be installed on both sides of the glass. Internal muntins, sandwiched between two layers of glass, alone are not allowed.
8. Replacement windows shall be finished with a painted enamel finish. Anodized or other unfinished treatments are not allowed.
9. A solid wood door with a single window shall be installed on the front of the building.
10. The dropped ceiling shall be set back at least ten feet from the interior face of the windows.
11. The dark film that is applied to the interior of the glass on the western one-third of the ground floor windows shall be applied in such a way that it is reversible in the future.
12. The dumpster enclosure shall be compatible with the architectural style, color and material of the existing building.
13. The roof over the deck shall be attached to the building at a height lower than the second floor window.
14. The lights around the perimeter of the projecting sign shall remain static.
15. The shape of the middle awning shall project downward and outward similar to the outer two awnings. The extended triangular shaped portion located over the entrance shall not be allowed.
16. The size of the signs on the awnings shall not exceed six square feet.
17. There shall be no more the four signs located on the front of the building.
18. There shall be no signage of any type located on the back of the building.
19. The projecting sign shall be attached to a permanent mounting plate and affixed to the building through the mortar joints. The applicant shall minimize the number of bricks that are removed when installing the projecting sign.

20. The awnings shall be attached to the window frames and shall not damage the masonry.

Attachments:

1. Project description and statement addressing the applicable Certificate of Appropriateness findings
2. Warehouse district inventory forms
3. April 2, 2013, letters to Council Member Goodman and the North Loop Neighborhood Association
4. Letter from the North Loop Neighborhood Association
5. Zoning map
6. Building plans
7. Sign specifications
8. Historic photographs and current photographs